

NATIONAL PARK SERVICE
Washington D.C. 20240

B-3856

MAGI #0438562404

HISTORIC PRESERVATION CERTIFICATION
APPLICATION—PART 1

Instructions: Applicant should read the instructions carefully before completing application. No certification may be made unless a completed application form has been received. Use typewriter or print clearly in dark ink to complete the application form. If additional space is needed to complete Part 1, use the reverse side or a separate plain sheet of paper clearly indicating the owner's name and mailing address. Part 1 of this application may be completed and sent to the appropriate State Historic Preservation Officer at anytime during the year.

PART 1 EVALUATION OF SIGNIFICANCE

1. Name of property: Ridgely's Delight Phase II
Address of property: 603 South Paca Street

City Baltimore County _____ State MD Zip Code 21230
Name of historic district in which property is located: Ridgely's Delight National Register
Historic District

Check here if request is for:

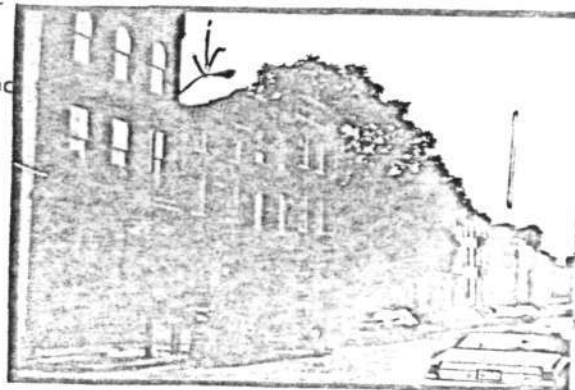
- ☒ certification (structure contributes to significance of the district)
☐ decertification (structure does not contribute to significance of the district)
☐ easement qualification (for donation of easement on structure or land for conservation)

2. Description of Physical Appearance:
(see instructions for map and photograph requirements—use reverse side if necessary)

Please see reverse.

3. Statement of Significance:
(use reverse side if necessary)

Please see reverse.



Date of construction (if known): 1840-60 ☒ Original site _____ ☐ Moved _____ ☐ Date of alterations (if known): unknown

4. Name and Mailing Address of Owner:

Name Historic Baltimore Limited Partnership c/o AmCap, Inc.
Street 1350 Avenue of the Americas, Suite 1802
City New York State NY Zip Code 10019
Telephone number (during day): Area Code (212) 245-3838

I hereby attest that the information I have provided is to the best of my knowledge, correct, and that I am owner of the property described above.

Signature J. Kaiser Gen'l Partner Date 1/27/83

Social Security Number or Taxpayer Identification Number [REDACTED]

For office use only

The structure described above is included within the boundaries of a Registered Historic District and ☒ contributes ☐ does not contribute to the character of the district.

The structure ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and ☐ will likely ☐ will not be nominated to the National Register in accord with the Department of the Interior procedures (36 CFR 60).

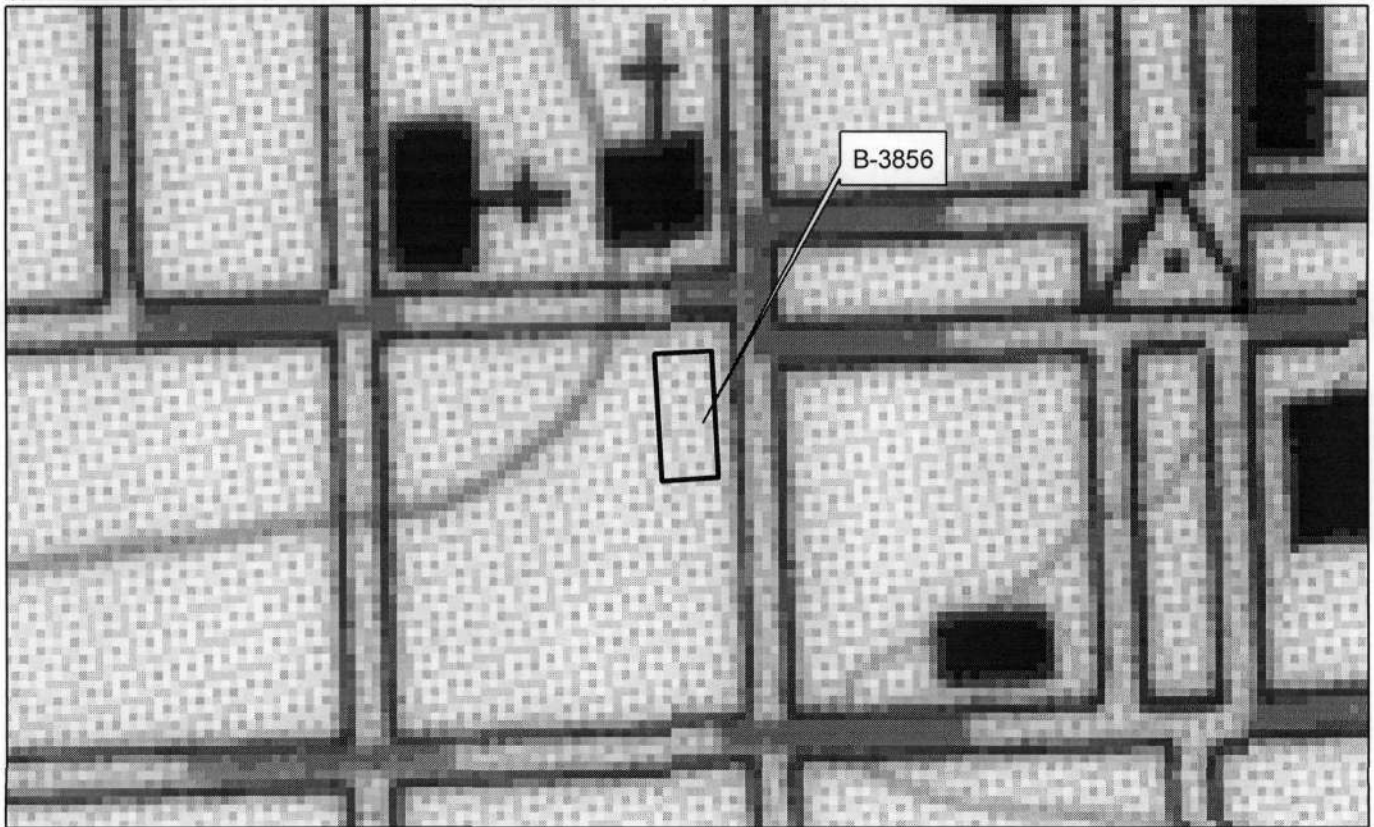
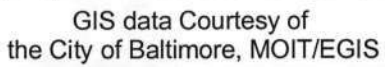
The structure is located in a district which ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and ☐ will likely ☐ will not be nominated to the National Register in accord with Department of the Interior procedures (36 CFR 60), and ☐ appears ☐ does not appear to contribute to the character of said district or ☐ will likely ☐ will not be recommended for certification as substantially meeting National Register criteria.

Signature [Signature]
State Historic Preservation Officer

Date 3-10-83

2. Two and one half story facade is 3 bayed at first floor, 2 bayed above; two step corbeled cornice. Small (3 over 3) double hung attic windows. Roof above main section slopes from central ridge. Brick masonry bearing walls with wood framed floors and partitions. Brick two story brick addition. First floor altered extensively when apartments were created in late nineteenth century. Fireplaces removed from first floor but remain in some rooms on second and third floor. Third floor rear wall partly destroyed due to missing window.
3. This later Greek Revival rowhouse represents the next phase of Baltimore rowhouse evolution superseding the houses which contained the smaller, 3 lite casement windows on the third floor.

Baltimore East Quad.



HISTORIC PRESERVATION CERTIFICATION

APPLICATION — PART 1

(Pursuant to the Tax Reform Act of 1976)

B-3856
MAGI # 0438562804

Instructions: Applicant should read the instructions carefully before completing application. No Certification may be made unless a completed application form has been received (P.L. 94-455). Use typewriter or print clearly in dark ink to complete the application form. If additional space is needed to complete Part 1, use the reverse side or a separate plain sheet of paper clearly indicating the owner's name and mailing address. Part 1 of this application may be completed and sent to the appropriate State Historic Preservation Officer at any time during the year, and may be sent separately or with Part 2.

PART 1 EVALUATION OF SIGNIFICANCE

1. NAME OF PROPERTY:

Address of property Street 101 West Monument Street

City Baltimore County _____ State MD Zip Code 21201

Name of historic district in which property is located Mt. Vernon Historic District; National Register Landmark District, 1971; Baltimore City District, 1966

2. DESCRIPTION OF PHYSICAL APPEARANCE:

(see instructions for map and photograph requirements - use reverse side if necessary)

See attached.

3. STATEMENT OF SIGNIFICANCE:

(use reverse side if necessary)

See attached.

Date of construction (if known) 1930 ☒ Original site ☐ Moved Date of alterations (if known) c. 1950's/1960's

4. NAME AND MAILING ADDRESS OF OWNER:

Name Mr. Morton Sarubin

Street 12 W. Read Street

City Baltimore State MD Zip Code 21201

Telephone Number (during day) Area Code (301) 727-4383

I hereby attest that the information I have provided is to the best of my knowledge, correct, and that I am owner of the property described above.

Signature [Signature] Date 10/26/83

Prepared by: Barbara Hoff, Dalsemer, Catzen & Associates, Inc. 121 Water St., Balto., MD 21202 (301) 837-3691

For office use only

The structure described above is included within the boundaries of the National Register historic district and ☒ contributes ☐ does not contribute to the character of the district.

The structure ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and ☐ will likely ☐ will not be nominated to the National Register in accord with the Department of the Interior procedures (36 CFR 60).

The structure is located in a district which: ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6). ☐ will likely ☐ will not be nominated to the National Register in accord with Department of the Interior procedures (36 CFR 60), and ☐ appears ☐ does not appear to contribute to the character of said district.

Signature [Signature] Date 8-26-83
State Historic Preservation Officer

This property has been evaluated according to the criteria and procedures set forth by the Department of the Interior (36 CFR 67) and, if subject to depreciation under section 167 of the Internal Revenue Code of 1954

☐ is hereby certified a historic structure

☐ does not contribute to the character of the historic district and does not merit certification as a historic structure. Reasons given on the attached sheet

Signature _____ Date _____
Keeper of the National Register

Name/address of Property: 101 West Monument Street, Baltimore, MD 21201

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DESCRIPTION OF PHYSICAL APPEARANCE

101 WEST MONUMENT STREET

Designed in 1930 by Frederick A. Fletcher, who combined the Neo-Classical Revival and Commercial styles, this structure is twelve stories high and five bays wide. It is eleven bays deep and has a flat roof with a metal cornice, low parapet wall, a pent house for the elevator, and a large water tank. The overall plan is a "C" form. The reinforced concrete frame is faced on the north and east elevations with cast stone from the ground floor through the third floor and with brick on the upper floors. The base of the building on Cathedral and Monument Streets is granite.

The building has a raised basement which is delineated by a smooth cast stone watertable and which is fully exposed on the east elevation due to the slope of Cathedral Street. The basement has openings at each of its nine bays, the southern most bay being an entrance doorway to Torremolinos, a restaurant. This door is not original; the opening was originally a window. The windows of the basement are all wood, 4/4 with wood frames.

The facade also has the smooth stone watertable at the ground level. The entrance in the center bay of the first floor consists of a pair of aluminum frame, glass doors which were installed in the 1960's. Around the door there is a cast stone architrave surround containing paterae. Above the doorway, there is a hood supported by consoles, a wood 6/6 double hung wind, a wood four light transom, cast stone scrolls on each side of the window, and a cast stone cornice surmounted by a cast stone cartouche.

A pair of windows on the first floor flank the entrance doorway; they are wood, 4/4 double hung with a wood, two light transom.

The third floor establishes the fenestration pattern for the rest of the building. Small, individual 4/4 double hung wood sash windows are placed alternately between pairs of larger, four over four windows. The windows on the north and east elevations have stone sills and brick, soldier course lintels.

At the fifth and twelfth stories of the north and east elevations; there is a smooth, cast stone belt course. There is an iron balcony located above the doorway at the center bay on the seventh floor; two additional balconys are located on the east facade at the seventh story in the third and seventh bays. At the roof line, there is a large cornice with dentils and modillions, above which there is a brick parapet with stone coping.

The south elevation is a simple design. It is entirely brick and contains all four over four wood windows with brick sills and lintels. At the basement level, there is a service entrance.

The west elevation of the building resembles a [form. The legs of this [are 3 bays long and three bays wide, and the hyphen is 3 bays long with the central one slightly advanced. Within the hyphen, the windows are two over two double hung wood windows. A chimney with a plain cap is located at the center of the hyphen.

On the interior, there is an entrance vestibule which protrudes into the lobby and is intrusive, it is a later addition to the building. The first floor is comprised of a lobby, corridor, and apartments. The lobby possesses many decorative features including large paneled plaster walls, plaster pilasters with egg and dart moldings, beams with full entablature.

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DESCRIPTION OF PHYSICAL APPEARANCE

tures connecting the pilasters, a fireplace, a chair rail, marble baseboards, marble steps up to the bathrooms, a brass letter box, and brass railing leading to the corridor of apartments. In the lobby there is also a register desk that projects out into the room. Contemporary style aluminum and imitation wood mailboxes have been installed along the west wall of the lobby. The circulation axis continues out of the lobby, up two marble steps to a straight, long corridor, running north to south. The floors are completely carpeted and the walls are painted plaster.

The upper floors have a typical floor plan of an elevator and stairwell in the center of the west wall which opens to a single hall running north to south. The stairwell has metal framed interior windows, a concrete staircase, and a metal banister, all constructed for fireproofing purposes. The elevator next to the stairway still has its original mechanical equipment which will be preserved and reused in the rehabilitation. The hall adjacent to the elevator and stairwell is finished with carpet on the floors and painted plaster on the walls and ceilings. Decoration is restricted to metal architrave door surrounds and a thin wood crown molding.

The apartment units are small. Typical units comprised a living room, bedroom, kitchen, and bath. The units originally had Murphy beds, some still remain. Closets are narrow and not very deep. French doors connect the bedroom and living spaces and create a flowing pattern to the apartments. There are also French doors which connect individual apartments. Each apartment features wooden floors, built in wood china closets, wooden architrave door and window surrounds, wood baseboards, tin kitchen cabinets, porcelain tiled bathrooms, and porcelain fixtures. Some of the floors are carpeted, others remain as original, bare wood. The walls and ceilings are painted plaster.

At the roof is a penthouse that holds a tank that regulated water pressure within the building, and that holds mechanical units of the elevator.

The building has had various alterations done by the tenants including the installation of mirrors on walls, application of bright and clashing paint colors, etc. The condition of the building is fair: there is much peeling and cracked plaster throughout, many floors have suffered water damage, and twenty percent of the windows are badly deteriorated.

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STATEMENT OF SIGNIFICANCEMOUNT VERNON DISTRICT SUMMARY STATEMENT

The Mount Vernon Historic District, located immediately north of Baltimore's central business district is significant for its architecture and for its association with notable people. The area has been designated both a Baltimore City Historic District, and, in part, a National Register Historic District. The city district boundaries have been certified by the Department of the Interior for the purposes of the Historic Preservation Tax Incentives. Creation of the district in 1964 (with five later expansions) resulted from the Mount Vernon Urban Renewal plan, which sought to encourage the preservation and rehabilitation of existing structures along with new development.

Today, the district encompasses a heterogenous collection of well-designed residences, apartment buildings, hotels, shops, offices, light industry, churches, and cultural institutions. Most of the apartments, shops and offices are located in converted houses. Originally, the greater portion of the district was the estate of John Eager Howard, Revolutionary War hero and statesman. His mansion, Belvidere, was located at what is now the 1000 block of North Calvert Street. Development began in the district with the construction of numerous mills and a few foundries along the Jones Falls River, and of vernacular working-class houses which still exist on Tyson, Howard, and Read Streets, among others.

In the 1840's, the district development changed as the area gradually became Baltimore's most fashionable and elegant neighborhood. The proximity to beautiful Mount Vernon Square (established 1832, see below), the high elevation--away from the disease ridden port area--the industrialization of the inner city, and the influx of thousands of immigrants seeking inexpensive housing near the new industries motivated wealthier Baltimoreans to build homes outside of the inner city, in the Mount Vernon area. During this residential growth, small industries continued to spring up along the eastern and northern edges of the district, where newly built railroads provided transportation. Religious and cultural institutions were also built in the district during the nineteenth century. At the turn of the century, scattered large hotels and apartment buildings, which match the architectural refinement of the surrounding houses, began to be constructed and later, due to the well-known urban forces which caused suburbanization, most families departed and their enormous houses were converted to the shops, offices, and apartments found there today. New commercial buildings were also constructed as building sites became available. Since the designation of the historic district, there have been adaptive reuse projects as well; these projects have preserved the historic character of the buildings involved.

The centerpiece of the district, and the area's most significant feature, is the Washington Monument, the first formal monument erected in the country to commemorate George Washington. It was designated by Robert Mills and erected from 1815 to 1829. It lies in the intersection of Mount Vernon Place and Washington Place, which form a park in the shape of a Greek Cross. One of America's landmarks of urban planning, it was laid out in 1832 by surveyor Thomas Poppleton after the heirs of Colonel John Eager Howard's estate donated the park to the City.

The houses subsequently built adjacent to the park, as well as the majority of houses throughout the district, represent some of Baltimore's finest high style nineteenth century domestic architecture. Large in scale, rich in materials and details, the houses possess an

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STATEMENT OF SIGNIFICANCE

air of elegance and refinement. The cultural and religious institutions built at the same time are equally important architecturally. In fact, many of the structures were stylistically unique and quite progressive for their time. The present district contains with few exceptions distinctive examples of every major nineteenth and early twentieth century architectural style beginning with the Greek Revival. The architecture represents works by Baltimore's, and some of the nation's, most important architects, including Stanford White, John Russell Pope, Edmund G. Lind, J.B. Noel Wyatt, Charles E. Cassell, Edward A. Glidden, Baldwin and Pennington, Niernsee and Neilson, Dixon and Carson, and Parker and Thomas.

The residential and institutional functions of the district are associated with significant local individuals such as Robert Garrett, banker and civic leader; Ross Winans, builder of Russian and American railroads; Henry August Rowland, physicist; Ira Remsen, chemist; William Pinkney Whyte, governor; as well as the Warfields, Pattersons, McKims, Sissons and others. Notable philanthropists lived in the district including George Peabody, (founder, Peabody Conservatory of Music), William and Henry Walter (founder, Walters Art Gallery) and Enoch Pratt (founder, Enoch Pratt Free Library and a later benefactor of the Sheppard-Pratt Hospital).

101 WEST MONUMENT STREET

The significance of 101 W. Monument Street lies in its architectural contribution to the Mount Vernon Historic District. Designed by Frederick A. Fletcher in 1930, it was built during the twentieth century phase of development in the area when the departure of many of the Mount Vernon Square area residents and the resultant influx of a more transient population fostered the construction of several large buildings operating as both apartment houses and hotels. Like the existing rowhouses, the apartment structures were well designed, and were marketed towards upper-middle class residents. 101 reflects these characteristics in the understated elegance of its Neo-Classical Revival/Commercial Style design.

This design for 101 W. Monument Street relates well to the historic district. Most important, the first three floors of smooth cast stone veneer relates to the streetscape in its classical detail and its human scale. The use of brick, the visual emphasis of the first three stories, and the rhythm of the openings all create a harmonious streetscape with the surrounding residences.

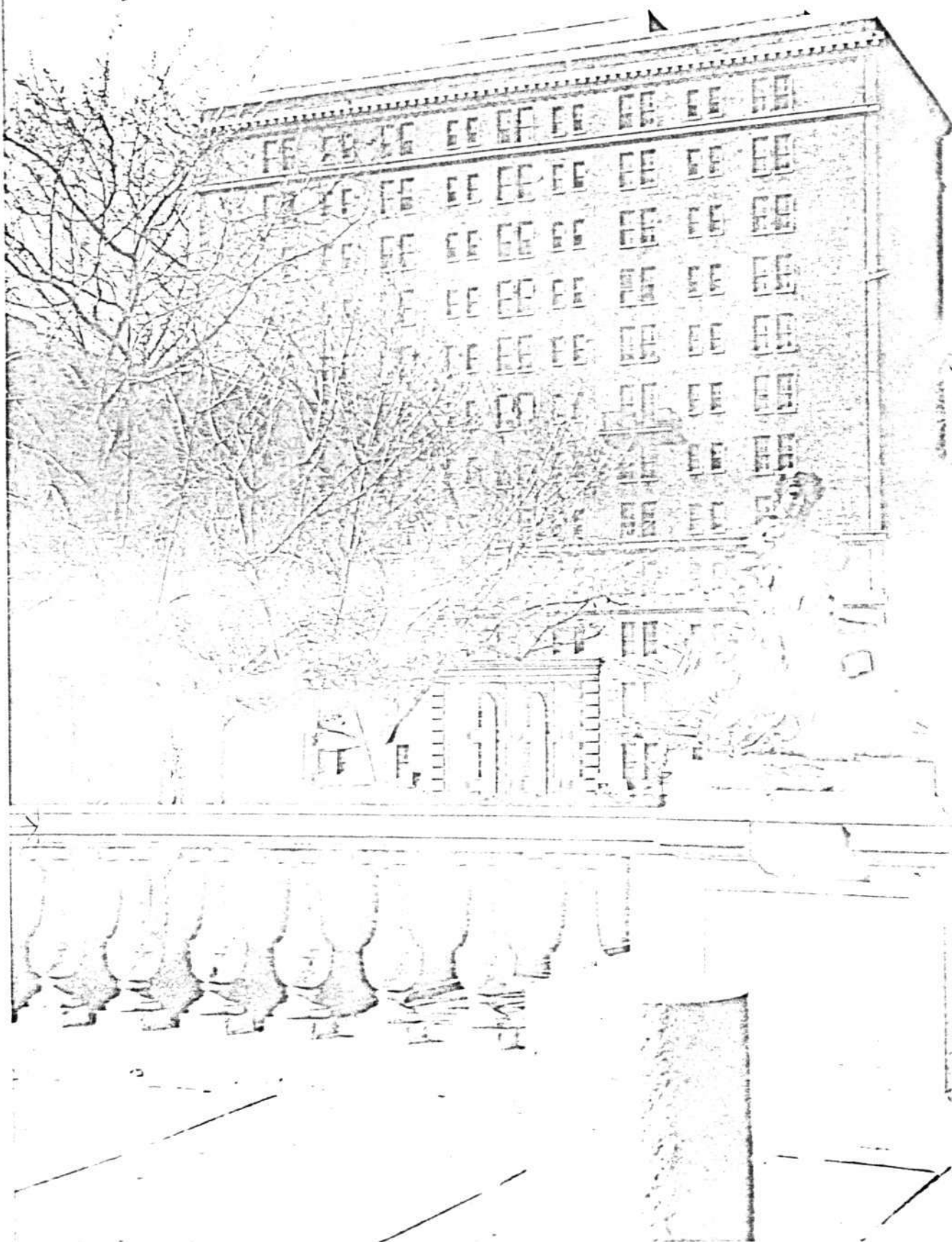
The architect of the building, Frederick A. Fletcher, who lived from 1883-1971, was educated in New York City as an architect and engineer, opening his first office after World War I. He became well-known for his apartment house design, which included the Greenway, the Hopkins, the Charles, and the Blackstone, all high-rise, large buildings combining the Commercial style with various traditional details. They are all located in north central Baltimore, near Johns Hopkins University. A well respected architect, he was elected regional director for the Middle Atlantic District of the American Institute of Architects, only the second Baltimorean elected to this national board after William G. Nolting, an extremely well-known, prolific architect who with his partner J.B. Noel Wyatt designed the Baltimore Court House, Old Patterson Park High School, the Garrett Building, and the Keyser Building. Fletcher was also a president of the Maryland Society of Architects and a member of the Building Congress and Exchange of Baltimore.

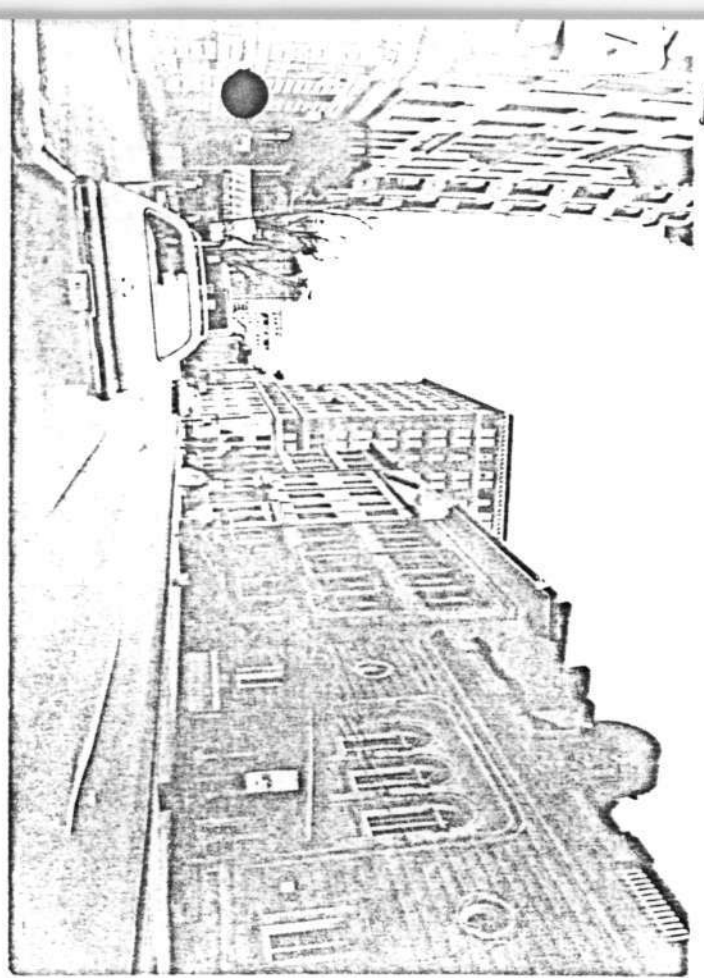
Presently a Baltimore/Washington partnership plans to transform the building into a luxury hotel. The owners of Washington's Hay-Adams will be involved with the 110-suite apart-

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ment hotel. The complete rehabilitation of the structure will follow the Secretary of the Interior's Standards. The rehabilitation is in keeping with the trend of rejuvenating deteriorated historic buildings throughout the inner city. Because of the increase in the number of conventions being held in Baltimore, hotels, especially luxury hotels, are badly needed to provide appropriate accommodations.





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